

MEMORANDUM

November 11, 1971

14

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2309-2314
Warren Avenue Realty Inc.
Leo Michael, President
25-31-33-35-37-51 Warren Avenue,
South End

Petitioner seeks six forbidden use permits and ten variances for a change of occupancy from lodging house to five apartments, from lodging house and one family to five apartments and from a two apartment to a five apartment for a total of six buildings in an apartment (H-2) district. The proposal violates the code as follows:

25-31-33-37 Warren Avenue

Req'd

Proposed

Section 8-7. A dwelling converted for more families and not meeting the requirements of open space and off street parking is forbidden in an H-2 district.

Section 17-1. Open space is insufficient.

150 sf/du

13 sf/du

Section 23-1. Off street parking not provided.

13 spaces

0

35 & 51 Warren Avenue

Section 8-7. A dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-2 district.

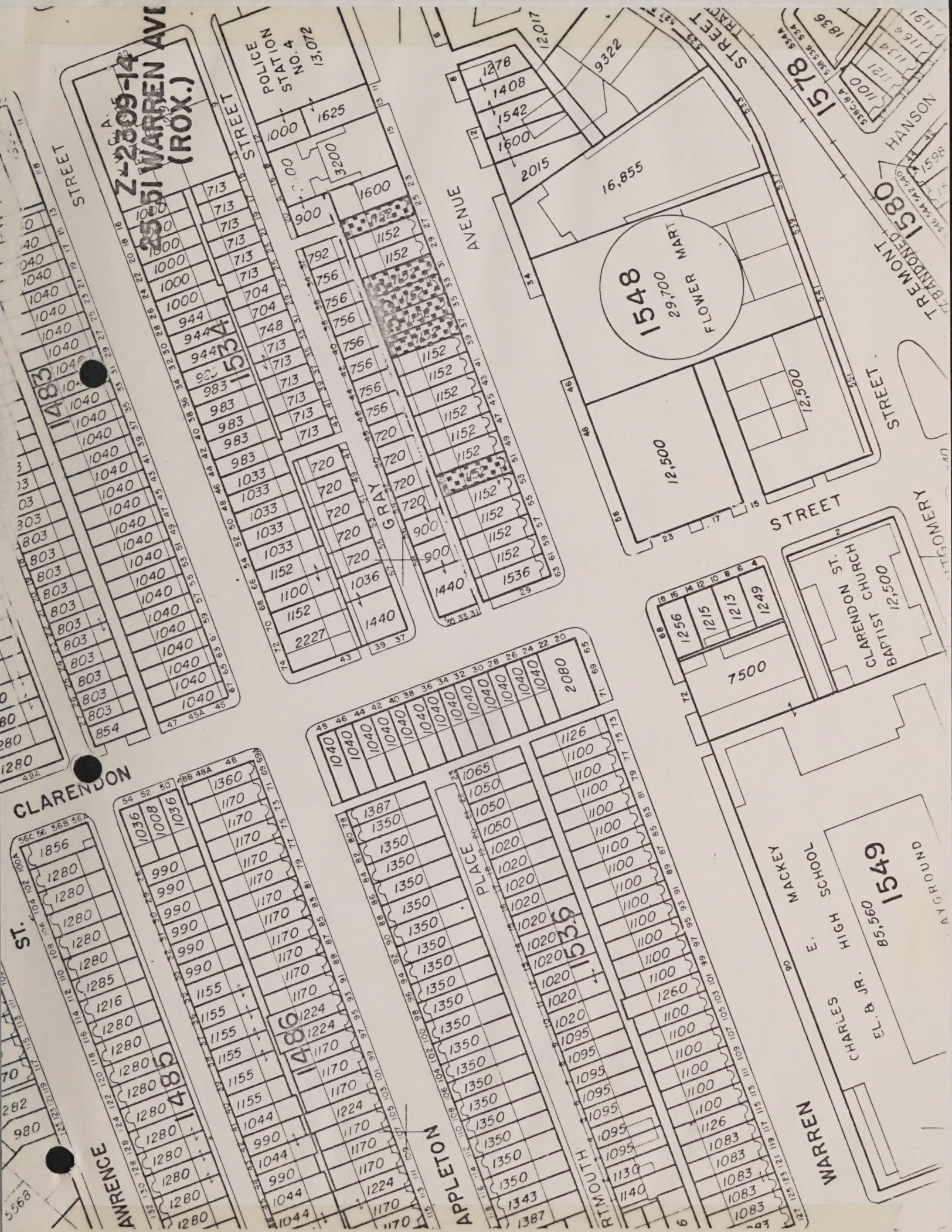
Section 17-1. Open space is insufficient.

150 sf/du

13 sf/du

The properties, located on Warren Avenue between Berkeley and Clarendon Streets, in the South End Urban Renewal Area, contains six four story row dwellings. It is proposed to create five 1 bedroom units in each building and completely rehabilitate the interiors and exteriors of the six buildings. The staff recommends a density of four units per building with the provision of at least two parking spaces in the rear yard and that conversion and rehabilitation plans be submitted to the Authority for design review approval. Recommend approval of four units and two parking spaces per building with design review proviso.

VOTED: That in connection with Petitions Z-2309-2314, brought by Warren Avenue Realty Inc., 25-31-33-35-37-51 Warren Avenue in the South End Urban Renewal Area, for six forbidden use permits and ten variances for a change of occupancy from lodging house to five apartments, from lodging house and one family to five apartments and from two apartments to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval of four units per building with at least 2 off street parking spaces and that the petitioner submit conversion and rehabilitation plans to the Authority for design review approval.



Board of Appeal Referrals 11/11/71

Petition No. Z-2315
Roman Catholic Archbishop of Boston
46-50 Winthrop Street, Charlestown

Petitioner seeks a conditional use permit for a change of occupancy from a parish hall to a parish hall and day care center in an apartment (H-1) district. The proposal violates the code as follows:

Section 8-7. A day care center is conditional in an H-1 district.

The property, located on Winthrop Street near the intersection of Adams Street in the Charlestown Urban Renewal Area, contains a two story brick structure. The facility will provide accommodations for two classes of 15 children each from families of low income and will be operated by the John F. Kennedy Family Service Center of Charlestown. The proposal conforms with the objectives of the Charlestown Urban Renewal Plan and with the conditions required for approval under Section 6-3 of the code.
Recommend approval.

VOTED: That in connection with Petition No. Z-2315, brought by Roman Catholic Archbishop of Boston, 46-50 Winthrop Street, in the Charlestown Urban Renewal Area for a conditional use permit for a change of occupancy from a parish hall to a parish hall and day care center in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The facility conforms with the objectives of the Charlestown Urban Renewal Plan and with the conditions required for approval under Section 6-3 of the code.



Z-2315

46-50 WINTHROP ST.

(CHSN.)

2571

Board of Appeal Referrals 11/11/71
Tabled on 10/28/71

Petition No. Z-2316
Conway Realty Trust
Alexander H. McNeil, Trustee
3 South Fairview Street & 818 South
Street, Roslindale

Petitioner seeks a conditional use permit and a variance for a change of occupancy from two families and doctor's office to a six family dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

- Section 8-7. A dwelling converted for more families and meeting one half lot area, open space and off street parking requirements is conditional in an R-.5 district.
- Section 10-1. Parking not allowed within five feet of side lot line.

The property, located at the intersection of South Fairview and South Streets, contains a 2½ story frame structure. The size of the building makes it well suitable to support the proposed density. Abutters have been officially notified of the proposal and there have been no objections. The staff recommends that planting be provided to screen the eight off street parking facilities from the adjacent properties. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2316, brought by Conway Realty Trust, 3 South Fairview & 818 South Streets, Roslindale, for a conditional use permit and a variance for a change of occupancy from a two family dwelling and doctor's office to a six family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that planting be supplied to screen the off street parking facilities from adjacent properties. The huge bulk of the building makes it well suitable to support the proposed density.



Z-2316

818 SOUTH ST.
3 SOUTH FAIRVIEW ST.
(ROS.)

ROBERT STREET

STREET

CONWAY STREET

STREET

BROOKFIELD STREET

FAIRVIEW STREET

STATION

SOUTH

SOUTH

TAPPAN

SOUTH WALTER

TERRACE

MES ST.

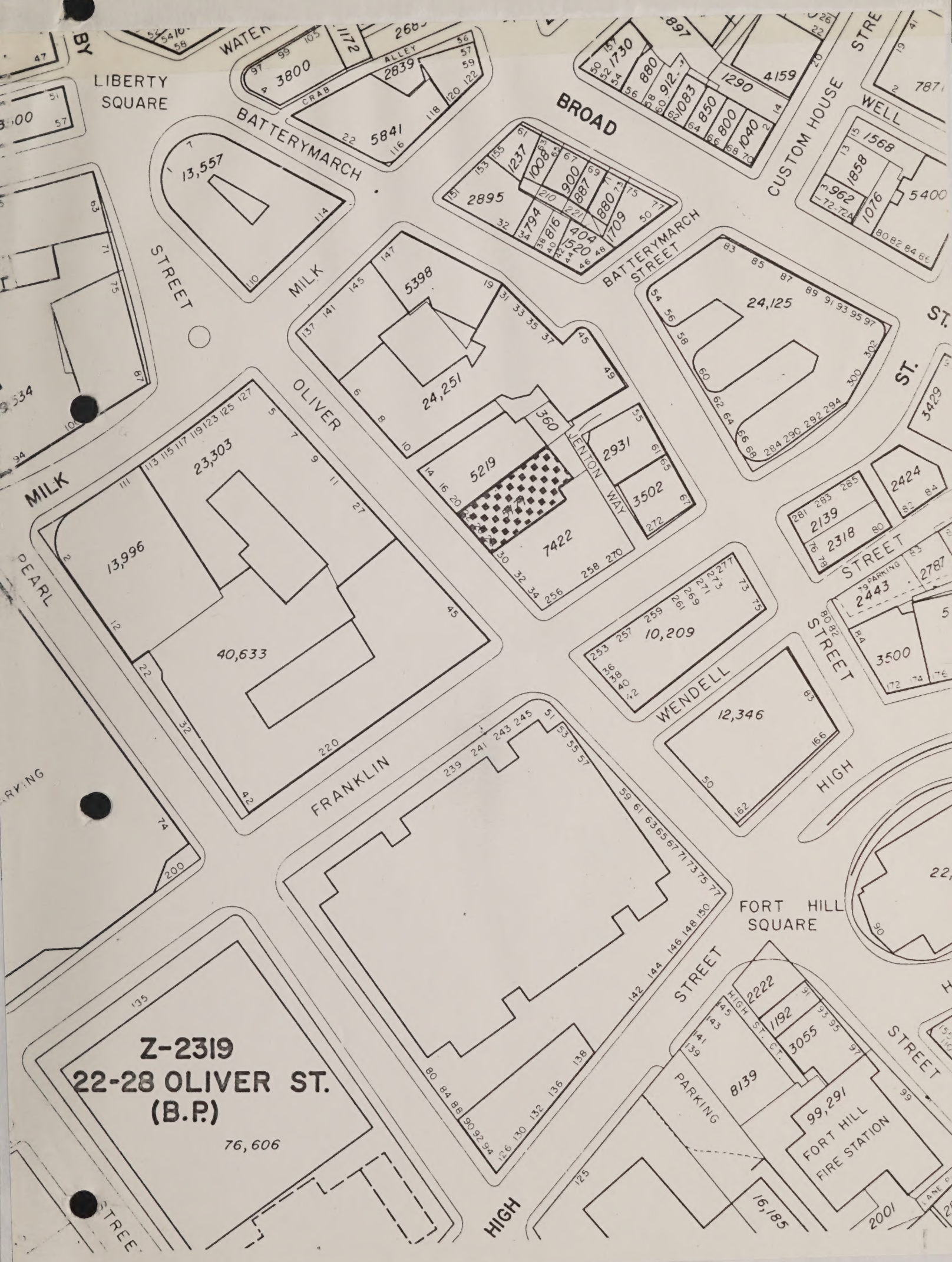
Petition No. Z-2319
Marine Realty Corporation
Allright Boston Parking, Inc.
22-28 Oliver Street, Boston

Petitioner seeks a conditional use permit to operate a parking lot for 30 cars for a fee in a general business (B-10) district. The proposal violates the code as follows:

Section 8-7. A parking lot is conditional in a B-10 district.

The property, located on Oliver Street near the intersection of Franklin Street, contains 5,171 square feet of land. The parking lot is in operation. The facility tends to have a deteriorating and blighting influence on surrounding properties and undermines attempts to promote the economic revival and reconstruction of the area. Subject petition was previously filed five months ago but appellant failed to appear at the public hearing. The BRA's earlier recommendation was for denial. Recommend denial.

VOTED: That in connection with Petition No. Z-2319, brought by Marine Realty Corporation, Allright Boston Parking, Inc., 22-28 Oliver Street, Boston, for a conditional use permit to operate a parking lot for 30 cars for a fee in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. The parking lot is in operation. The facility contributes to traffic congestion, tends to have a deteriorating and blighting influence on surrounding properties and undermines attempts to promote the economic revival of the area.



LIBERTY SQUARE

WATER

BROAD

CUSTOM HOUSE

STRE

WELL

BATTERYMARCH

STREET

MILK

BATTERYMARCH STREET

ST.

ST.

MILK

OLIVER

PEARL

WENDELL

HIGH

FRANKLIN

FORT HILL SQUARE

STREET

STREET

Z-2319
22-28 OLIVER ST.
(B.P.)

76,606

HIGH

FORT HILL FIRE STATION

2001

Board of Appeal Referrals 11/11/71

Petition No. Z-2320
Edward J. Leary
44 Garnet Road, West Roxbury

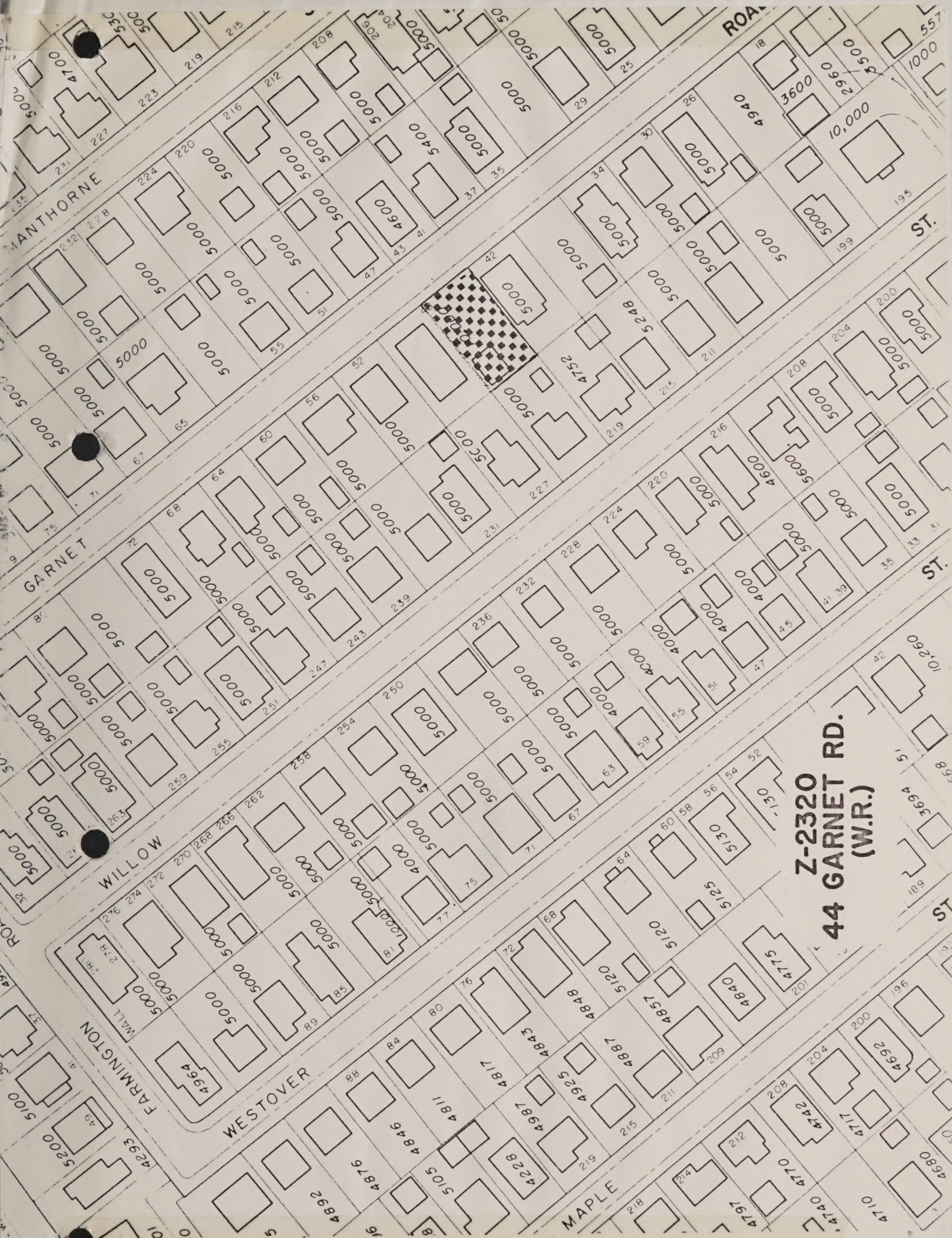
Petitioner seeks four variances to erect a one family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	6000 sf	5000 sf
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 18-1. Front yard is insufficient.	25 ft.	16 ft.

The property, located on Garnet Road between Weld Street and Farmington Road, contains 5,000 square feet of land. A two car garage exists at the rear of the property. The proposal is consistent with the existing one family density and the existing lots in this neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2320, brought by Edward J. Leary, 44 Garnet Road, West Roxbury, for four variances to erect a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The proposal is consistent with the existing one family density and the existing lots in this neighborhood.

Z-2320
44 GARNET RD.
(W.R.)



Board of Appeal Referrals 11/11/71

Petition No. Z-2321
Lower Mills VFW Post #8699
130 River Street, Mattapan

Petitioner seeks a forbidden use permit and a variance to erect a two story addition to a veteran's post in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A private club is forbidden in an R-.5 district.		
Section 20-1. Rear yard is insufficient.	40 ft.	26 ft.

The property, located on River Street near the intersection of Groveland Street, contains a two story masonry structure. The proposed two story addition to the left side of the structure would be utilized for activities connected with the veteran's post and by community organizations. The rear yard violation is existing. Ample off street parking facilities are supplied. Recommend approval.

VOTED: That in connection with Petition No. Z-2321, brought by Lower Mills VFW Post #8699, for a forbidden use permit and a variance to erect a two story addition to a veteran's post in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The rear yard violation is existing. Ample off street parking facilities are supplied. The proposed addition will not have a significant affect on the surrounding area.

Board of Appeal Referrals 11/11/71

Petition Nos. Z-2325-2326
Robert J. Saar
36 & 38 Green Street,
Jamaica Plain

Petitioner seeks two forbidden use permits and three variances to legalize the occupancy of an existing three family dwelling at #36 and an existing two family dwelling and garage at #38 in a residential (R-.8) district. The proposal violates the code as follows:

<u>36 Green Street</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	0
Section 23-1. Off street parking is insufficient.	3 spaces	0
<u>38 Green Street</u>		
Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	0

The property, located on Green Street at the intersection of Warren Square, contains a 2½ story duplex structure. The two and three family occupancies have existed for many years and are consistent with the general residential nature of the neighborhood. Recommend approval.

VOTED: That in connection with Petition Nos. Z-2325-2326, brought by Robert J. Saar, 36 & 38 Green Street, Jamaica Plain, for two forbidden use permits and three variances to legalize the occupancy of an existing three family dwelling at #36 and an existing two family dwelling and garage at #38 in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The occupancies have existed for many years and are consistent with the general nature of the neighborhood.

Z-2325-26
36-38 GREEN ST.
(J.P.)

